

061.A

0008

0002.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTON

APPRaised:

Total Card / Total Parcel

241,600 / 241,600

USE VALUE:

241,600 / 241,600

ASSESSED:

241,600 / 241,600


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP	Unit #:	H2
-----------	---------	----

Owner 1: KNIGHT WILL

Owner 2:

Owner 3:

Street 1: 8 COLONIAL VILLAGE DR #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY M/TRUSTEE -

Owner 2: ADEM NOMINEE TRUST -

Street 1: 15 EXETER DRIVE

Twn/City: WOBURN

St/Prov: MA Cntry

Postal: 01801

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	241,600			241,600		127749
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	241,600	0	.	.	241,600		Year end	12/23/2021				
2021	102	FV	238,200	0	.	.	238,200		Year End Roll	12/10/2020				
2020	102	FV	231,500	0	.	.	231,500	231,500	Year End Roll	12/18/2019				
2019	102	FV	211,300	0	.	.	211,300	211,300	Year End Roll	1/3/2019				
2018	102	FV	174,900	0	.	.	174,900	174,900	Year End Roll	12/20/2017				
2017	102	FV	134,800	0	.	.	134,800	134,800	Year End Roll	1/3/2017				
2016	102	FV	132,100	0	.	.	132,100	132,100	Year End	1/4/2016				
2015	102	FV	116,600	0	.	.	116,600	116,600	Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT				ACTIVITY INFORMATION			
Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
COLARUSSO ANTHO		67235-326		5/11/2016			209,000	No	No						
GUERTIN PAUL D		29915-544		3/15/1999			68,000	No	No	N					

Sign:  VERIFICATION OF VISIT NOT DATA   

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 8.													
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																
Prime Wall: 7	- Brick			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1													
Color: BRICK				A Kits: 1	Rating:			Level   FY LR DR D K FR RR BR FB HB L O													
View / Desir: N	- NONE			Fpl: 0	Rating: Average			Other													
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper													
Grade: C	- Average							Lvl 2													
Year Blt: 1962	Eff Yr Blt:							Lvl 1													
Alt LUC:	Alt %:							Lower													
Jurisdct: G12	Fact: .							Totals				RMs: 4	BRs: 2	Baths: 1	HB: 0						
Const Mod:																					
Lump Sum Adj:																					
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Location: R	- Rear			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal: 2	- Plaster			Total Units: 1				Interior:	1	4	2	0									
Sec Int Wall: 1	%			Floor: 1				Additions:													
Partition: T	- Typical			% Own: 0.657700002				Kitchen:													
Prim Floors: 4	- Carpet			Name: 9 - 6021				Baths:													
Sec Floors: 1	%			Total: 30.6	%			Plumbing:													
Bsmnt Flr: 1				<b>CALC SUMMARY</b>				Electric:													
Subfloor: 1				Basic \$ / SQ: 325.00	<b>COMPARABLE SALES</b>			Heating:													
Bsmnt Gar: 1				Size Adj: 1,45238090	Rate   Parcel ID   Typ   Date   Sale Price			General:													
Electric: 3	- Typical			Const Adj: 1.06049991																	
Insulation: 2	- Typical			Adj \$ / SQ: 500.581																	
Int vs Ext: S				Other Features: 32721																	
Heat Fuel: 1	- Oil			Grade Factor: 1.00																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod: 1.00																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 348087																	
% Com Wal	% Sprinkled			Depreciation: 106515																	
				Depreciated Total: 241572																	
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 061.A-0008-0002.0								<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:						Total:													